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31 Hamilton Road, Bridlington, YO15 3HP

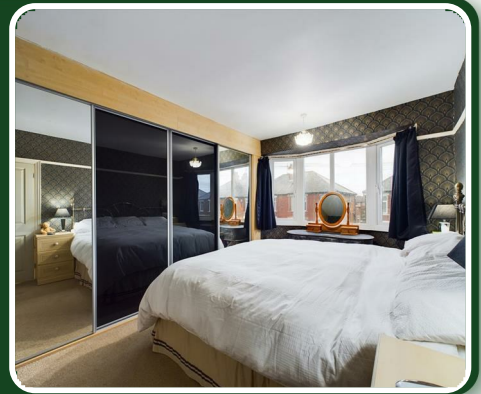
Price Guide £189,950



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Bridlington, YO15 3HP

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A well presented three bedroom semi-detached house located on the south side of Bridlington. Close the south foreshore, Spa and access to the harbour, Also convenient for the town centre, railway, supermarkets and schools.

The property comprises: Ground floor: lounge, sitting room and modern kitchen/diner. First floor: three bedrooms and bathroom. Exterior: private car parking space, garage and enclosed rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, upvc double glazed window, understairs storage cupboard and central heating radiator.

Lounge:

13'1" x 11'11" (3.99m x 3.64m)

A front facing room, gas fire in a modern surround, upvc double glazed bay window and central heating radiator. Archway into:

Sitting room:

11'10" x 11'9" (3.63m x 3.60m)

A rear facing room, gas fire in a modern surround, central heating radiator and double doors into the kitchen/diner.

Kitchen/diner:

9'10" x 5'9" & (3.01m x 1.77m & 5.10m x 2.72m)

Fitted with a range of modern base and wall units, under cupboard lighting, stainless steel sink unit, extractor, integrated dishwasher and washing machine. Part wall

tiled, velux window, upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the rear garden.

First floor:

Upvc double glazed window.

Bedroom:

12'2" x 8'6" (3.71m x 2.60m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

11'10" x 11'9" (3.62m x 3.59m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

7'4" x 7'0" (2.26m x 2.15m)

A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

8'7" x 5'7" (2.64m x 1.72m)

Comprises a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a small walled garden area. To the side elevation is a shared driveway leading to a private car parking space.

Garage:

A brick built garage, power and lighting.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes.

Notes:

Council tax band: B

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

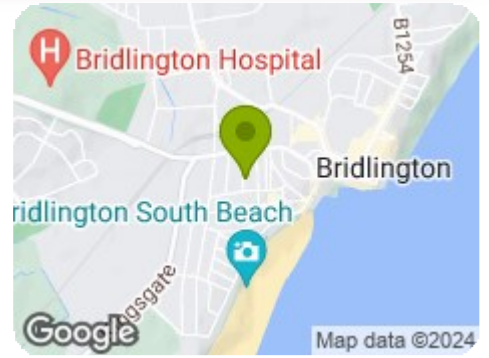
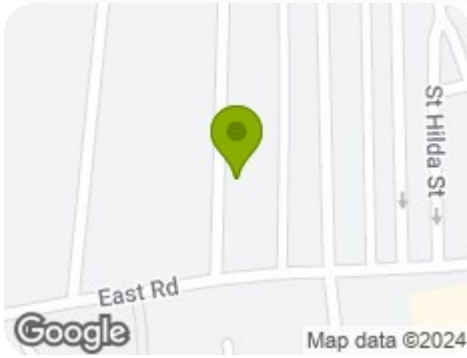
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



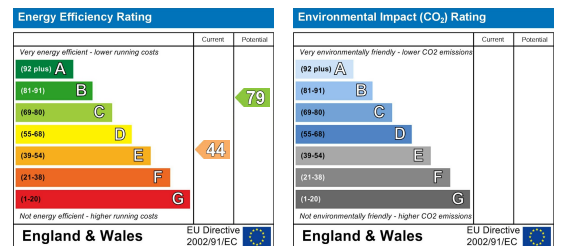
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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